

### **Affidavit of Stephanie Ajello, Applicant**

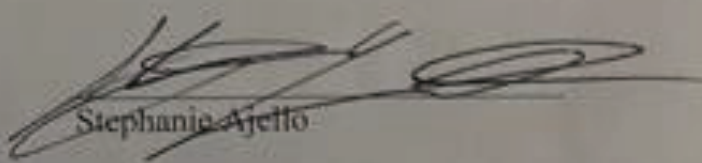
The undersigned, being duly sworn according to law, deposes and says:

1. I am over 18 years of age and competent to testify in this matter.
2. I am the owner of 1934 35<sup>th</sup> Place, NW (Square 1296E, Lot 312) in Washington, DC (the "Property") and the Applicant in Board of Zoning Adjustment Case No. 20867.
3. The Property is located in the R-20 Zone and is improved with a 2-unit (flat), 2-story building (the "Building").
4. The second story unit contains 540 sq. ft. of living space, and I am seeking relief to add a third story addition to the Building and increase the living space in the existing second floor unit (the "Project").
5. At the close of the hearing on March 15, 2023, the Board suggested that the variance test was not met because I had the option to convert my lower unit to an accessory dwelling unit. The Board left the record open to file any additional relevant information pertaining to this option.
6. Converting the lower unit to a single-family dwelling would change the number of units on the Property from 2 units to 1 unit.
7. Counsel has explained to me that an Accessory Dwelling Unit is not a separate unit and is not a matter-of-right use in the R-20 Zone, as it requires a discretionary approval from the Board of Zoning Adjustment.
8. A Deed of Trust (the "DOT") for the Property (Exhibit A), and a copy of Page 4 of my loan agreement application (the "Loan" or the "Note") for the Property (Exhibit B), are being submitted to the record, along with the affidavit.

9. The Loan Application lists the number of units as "2" and was made part and parcel of the final Loan for the Property. The DOT makes a number of references to the financing for the Property being secured by the "Note."
10. Accordingly, financing for my Property (the "Loan" or the "Note") was obtained on the basis of having a 2-unit Building.
11. If I reduce the number of units from 2 units to 1 unit, I change the basis upon which my Loan was granted, risking a breach of my loan agreement which risks having the loan called in and forcing me to refinance at a much higher interest rate.
12. I would also risk obtaining financing for the Project given the reduction in units could impact the existing equity in the Property.
13. Accordingly, were the relief not granted to expand my Building, I would be unable to consider reducing the number of units to accommodate the Project, as the Project would not be feasible.


*[Remainder of page intentionally blank]*

I hereby swear and affirm under penalty of perjury that the statements made in the foregoing affidavit are true and correct to the best of my knowledge, information, and belief.

 3/20/2023  
Stephanie Ajello

Subscribed and sworn to before me this 20th day of March 2023.

This remote notarial act involved the use of communication technology.

  
Notary Public

My Commission Expires: 10/15/2026

SCOTT DANIEL-HAYNES  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration Number # 01DA6381979  
Qualified in Suffolk County  
Commission Expires October 15, 2026

[Notarial Seal]